

Real Property Records

Date last updated: Friday, July 11, 2003

SDMS Document ID



1056254

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to property tax information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

|<| <<| >>| >| Current/Total Records: 2/3

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0226228026000

Name and Address Information

Legal Description

AARON, DAVID C

E 25FT OF L 29 & 30 BLK 4

1538 E 35TH AVE #1

FORDS ADD

DENVER, CO 80205-3904

RESIDENTIAL

Property Address:

Tax District

3453 FRANKLIN ST #5

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	5000	400		
Improvements	163200	12990		
Total	168200	13390	0	13390
Prior Year				
Land	3000	280		
Improvements	133900	12250		
Total	136900	12530	0	12530

Style: Conversion

Lot Size: 1,250

Year Built: 1888

Zoning: R2

Building Sqr. Foot: 1,528

Reception No.: 0000056246

Bedrooms: 5

Recording Date: 04/21/00

Baths Full/Half: 5/0

Sale Price: 150000

Basement/Finished: 704/0

Mill Levy: 59.855

13-782 500 SHEETS, FILLER, 5 SQUARE
42-381 50 SHEETS, FILLER, 5 SQUARE
42-382 100 SHEETS, FILLER, 5 SQUARE
42-383 200 SHEETS, FILLER, 5 SQUARE
42-384 300 SHEETS, FILLER, 5 SQUARE



MADE IN U.S.A.

FRANKLIN ST



7X54
SOD

SIDE WALK

LARG RIVER ROCK

12X6

LARG RIVER
Rock

4X4

3453
FRANKLIN

HOUSE

5

LARG RIVER ROCK 3X45

SIDE WALK

SOD

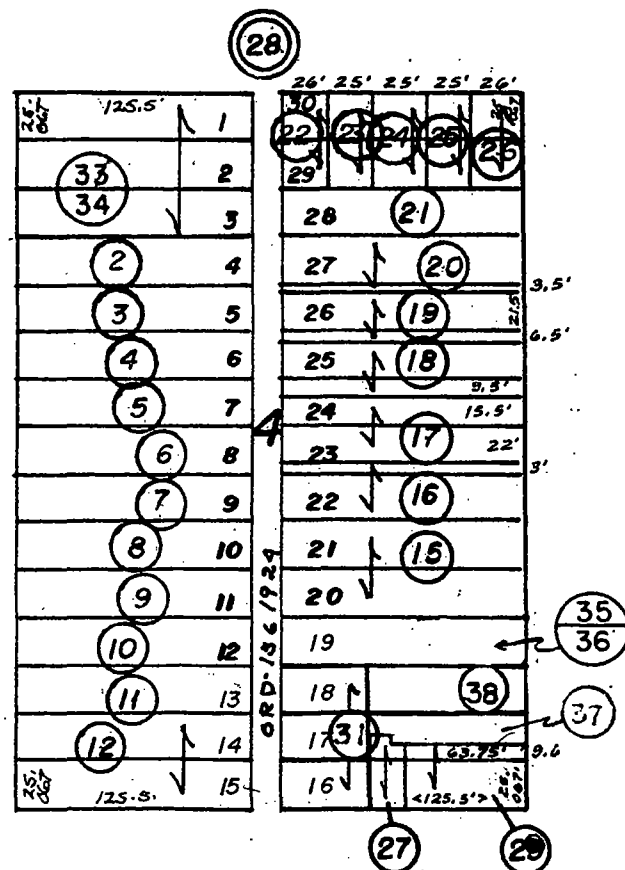
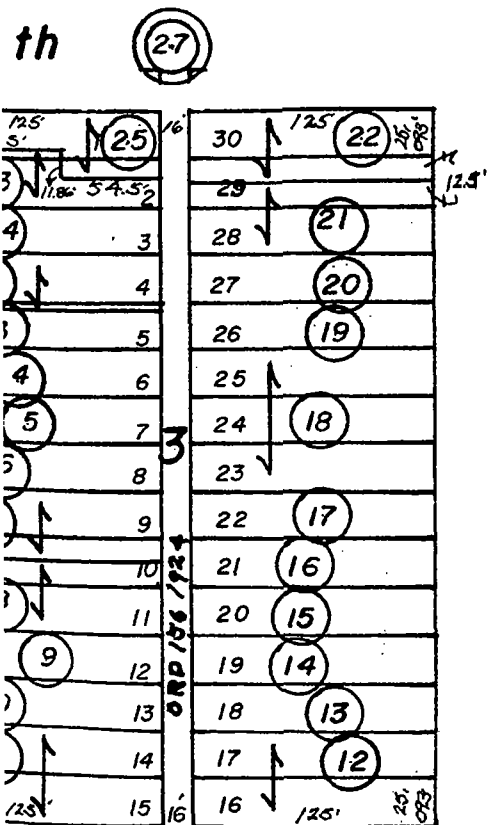
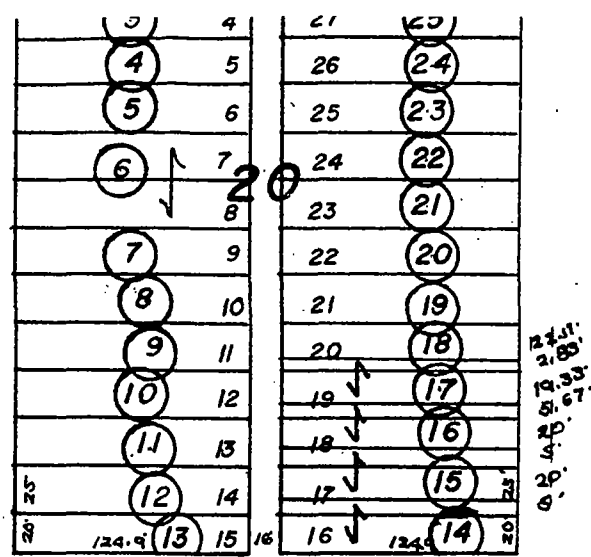
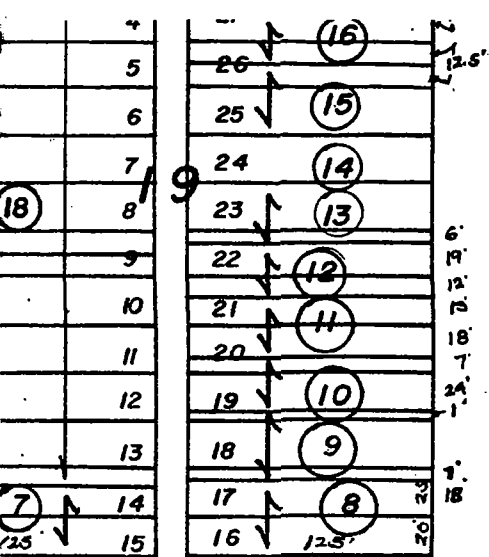
SOD

SOD

7X8

14X28

35th ST



RANDOLPH



Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	281
Property Address:	3453 Franklin St
Owner:	David C Aaron
Phone:	303 321-5984

Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

Very nice job, Thank you

David Aaron

☒ I agree restoration is completed, except as noted

☐ I do not agree restoration is completed

☐ I agree that the sprinkler system is working properly following reinstallation by contractor

David Aaron 11/19/03
Owner's Signature Date

Sam Lyne 11/17/03
Contractor's Signature Date



US Army Corps
of Engineers
Omaha District

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name: David C. Aaron Daytime Phone: 303-321-5984

Addresses of Properties covered by this Agreement:	Address:	<u>3453 Franklin St., Denver, CO 80205</u>
	Address:	<u>1538 E. 35th Ave., Denver, CO 80205</u>
	Address:	
	Address:	
	Address:	

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed, the Grantor will have an opportunity to review and approve the planned soil removal, and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:



US Army Corps
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Omaha District

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo, EPA, at (303) 312-8801.

☒ I grant access to my properties

☐ I do not grant access to my properties

David C. Aaron 8-20-03
Signature Date Signature Date

☐ I would like to be present during any sampling that is required.

CHANGE ORDER

VBI-70

Property # 3453 Franklin St.
1538 E 35th Ave 1-4

Property Address: _____

Owner: _____

Date: 10/23/03

Owner wants bush on side
of house along Franklin St
taken out ~~and~~ and not
replaced

Dave Adams 10/23/03
303 321 5984
303 298 2951

Owner Signature: _____

Contractor Signature: _____

[Signature]



Project Resources Inc.

Property Access Checklist

Property ID: <u>281</u>	Sequence # _____ <input type="checkbox"/> WORK STARTED ON: <u> </u> / <u> </u> / <u> </u> <input type="checkbox"/> WORK COMPLETED ON: <u> </u> / <u> </u> / <u> </u>
Property Address: <u>3415 3 Franklin</u>	

Owner: <u>DAVID AARON</u>	Renter:
Address: <u>1538 E 35th Ave</u>	Phone:
	Fax:
	Cell/Pager:
Phone: <u>303-321-5984</u>	Additional Information:
Fax:	
Cell/Pager:	

<input checked="" type="checkbox"/> Notification Letter	Sent: <u>7/17/03</u>	By: <u>Michelle Smith</u>
<input checked="" type="checkbox"/> Access Agreement	Signed: <u>8/2/03</u>	By: <u>David Aaron</u>
<input checked="" type="checkbox"/> Restoration Agreement	Signed: <u>8/15/03</u>	By: <u>DAVID AARON</u>
<input type="checkbox"/> Topsoil Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Garden Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Utility Clearance	Called: <u> </u> / <u> </u> / <u> </u>	By:
<input checked="" type="checkbox"/> Video/Photos (Before)	On: <u> </u> / <u> </u> / <u> </u>	By: <u>Todd Piler</u>
<input type="checkbox"/> Video/Photos (During)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (After)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Property Completion Agreement	Signed: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Final Report	Issued: <u> </u> / <u> </u> / <u> </u>	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		

913

$$\begin{array}{l} 4 \times 4 = 16 \quad \text{500} \\ 7 \times 14 = 98 \\ 5 \times 8 = 40 \\ 7 \times 53 = 371 \\ 4 \times 13 = 52 \\ 14 \times 20 = 280 \\ 7 \times 8 = 56 \end{array}$$

Large Rock

$$\begin{array}{l} 7 \times 12 = 84 \\ 4 \times 12 = 48 \end{array}$$

$$\begin{array}{r} 120 \\ 132 \end{array}$$

Dit

$$\begin{array}{l} 3 \times 31 = 93 \\ \underline{14 \times 20} \end{array}$$

Dit

$$\begin{array}{l} 3 \times 30 \\ \underline{90} \end{array}$$

1138



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Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	281
Property Address:	3453 Franklin st.
Owner:	David Aaron
Phone:	303-321-5984

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation: (Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	stepping stones on side of house
Item:	wood in back Alley
Item:	
Item:	
Item:	
Item:	
Item:	



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Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:
NONE
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Replaced

(Use additional sheets as necessary)

Item:
NONE
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:



Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Condition/Type/Species
Area of yard to be excavated.	1049	Square feet	
Number of trees > 2 inch trunk diameter	2	Each	
Number of trees ≤ 2 inch trunk diameter	3	Each	
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	NONE	Each	
Number of and size of each garden/ flower bed area. Attach a sketch of relative sizes and locations.	NONE	Each Square Feet	



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Item	Quantity	Unit	Condition/Type/Species
Agreed upon value of plant materials <u>not to be replaced</u> by contractor. Note this value will be used to issue a replacement certificate to the property owner.	<i>NONE</i>	S	
Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed. Include a sketch of where each plant will be placed by the contractor.	<i>NONE</i>	Each	
Agreed upon area of property to be replaced with grass sod. Include a sketch of the area(s) to be replaced with grass sod.	<i>826</i>	SF	
Area of City or County property to be landscaped per their requirements. Include a sketch of the area (s)	<i>826</i>	SF	
Sprinkler System Y <input checked="" type="radio"/> N Required to follow-up on system diagram? Y N If no, see attached sketch.			



Existing Landscaping Checklist

Flower Type	Number of Plants	Estimated Value
Annuals	0	
Perennials	0	
Rose Bushes	0	
Shrubs	0	



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Trees	2	
Groundcovers	0	



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Additional Comments / Instructions:


☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☒ I agree

☐ I do not agree


☒ I agree

☐ I do not agree


Owner's Signature

08/20/03

Date


Contractor's Signature

8-20-03

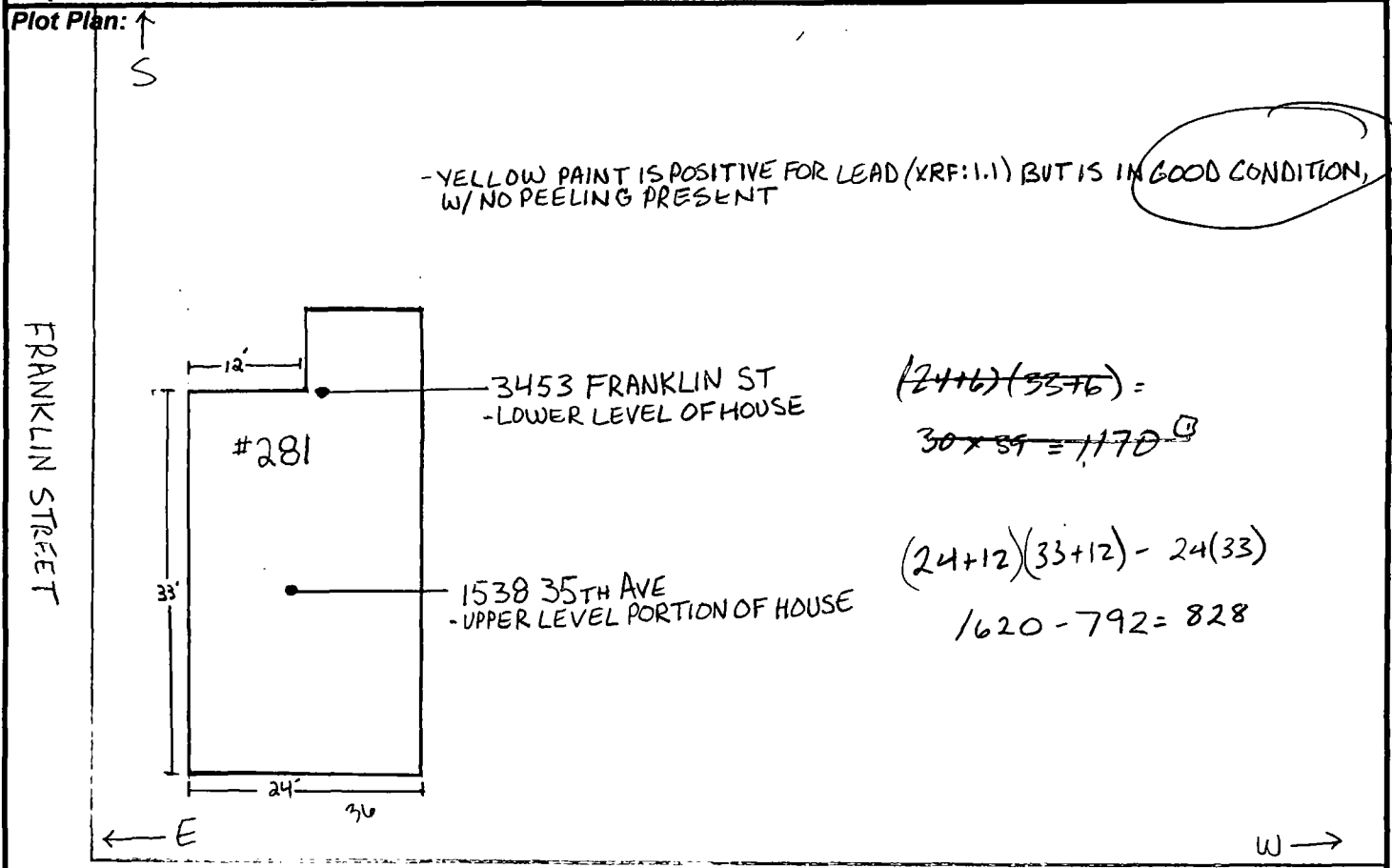
Date

This spreadsheet performs screening level calculations to estimate the effect of peeling leaded paint on the average concentration of lead in yard soil

3451 Franklin Street - 3453 #281

INPUTS		Units	House
General	Variable		
	Mixing depth in yard	cm	2.54
	Mixing depth in yard	inches	1
	Soil density	g/cm3	2.5
	RBC in soil	mg/kg	400
	Bkg in clean fill	mg/kg	50
			Small
House-specific	Area of the exposure unit	m2	76.92372
	Area of the exposure unit	ft2	828
	Concentration of lead in paint	mg/cm2	9.6
	Area of peeling paint	m2	53.51215
	Area of peeling paint	ft2	576
COMPUTATIONS			
	Mass of lead from paint	mg	5.1E+06
	Volume of soil	cm3	2.0E+06
	Mass of soil	kg	4.9E+03
	Incremental concentration	mg/kg	1051.7
	Maximum acceptable area of peeling leaded paint (m2)		17.8
	Maximum acceptable area of peeling leaded paint (ft2)		191.6
DECISION			Not OK

Property ID: <u>281</u>		Date: <u>6/30/0</u>
Address: <u>3451 FRANKLIN ST</u>		Telephone #:
Owner:		CO Certification #: <u>12860</u>
Inspector/Assessor: <u>STRATA</u>		



	Exterior Walls				Doors/Trim			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East	BRICK	576'4	NONE	9.6				
West								
	Total				Total			

	Window Trim/Fascia/Soffit				Patios/Decks/Porches			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East								
West								
	Total				Total			

	Metal Trim/Gutters/Downspouts				Misc Structures/Garage/Fences			
	Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North								
South								
East								
West								
	Total				Total			

Color Photo(s)

The following pages
contain color that does
not appear in the
scanned images.

To view the actual images, contact
the Region VIII Records Center at
(303) 312-6473.

Property # 281 / 3453 Franklin St.



Recently painted & in good condition, the yellow paint is positive for lead

TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1056254

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 11/17/2003

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

1 - DVD OF PROPERTY VIDEO, PROPERTY #281
1 - PROPERTY DATA CD

